

A New Community Park

Eastgate Area Properties Master Plan

THE
PORTICO
GROUP



Parks & Community Services Board
January 13, 2009

Eastgate Area Properties Master Plan

Presentation tonight:

1. Project Background and Property History
2. Master Planning Process
3. Park Development Preferences
 - Program Alternatives (agreement & unresolved issues)
 - What we've heard from the Community
 - Parks & Open Space System Needs & Opportunities
4. Design Alternatives
5. Comments and Questions?

Eastgate Area Properties

Purchased Area

■ 1983 2.47 ac

■ 2003 14.55 ac

■ 2004 10.53 ac

Total = 27.55 ac

\$ 6.3 Million



Why purchased?

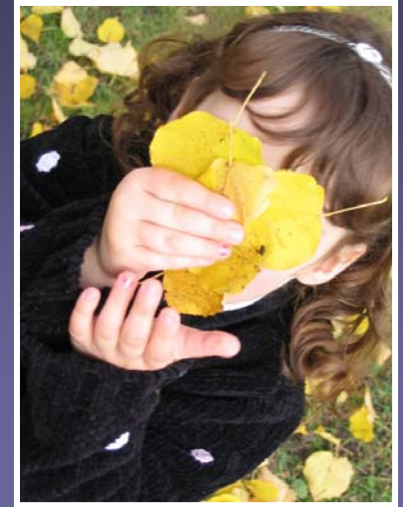


Unique Property Opportunities

- Last large property capable of supporting a range of Community Park facilities *including Sport fields*
- Access (1-90 / 160th)
- Buffer neighborhood
- Complementary Surrounding uses
 - Share Office infrastructure

Why Master Plan?

1. Shared Long-Range Vision
 - Community Input
 - Optimize limited City wide resources
 - Part of a balanced and integrated Park System
 - Protect & Preserve environmentally sensitive natural areas
2. Long-Term Development Plan
3. Phased Implementation
4. Planning Level Cost Estimates



Master Plan Process & Timeline

Community Planning Process

Site Analysis / Alternatives / Preferred Option

Park Board

Study Session(s) / Recommendation

City Council

Study Session(s) / **Adopt MP**

April 2008 —————> *January 13, 2009* —————> May 2009

Environmental/Technical Analysis

Program Planning/Master Plan Alternatives

SEPA

Develop Master Plan Report



A New Community Park

Eastgate Area Properties Master Plan

Next Steps:

1. Community input + Needs + Site opportunities
2. **Park Board (January 13, 2008)**
3. City Council (1st Quarter)
4. Draft preferred park master plan alternative
5. Community Meeting #4
6. Park Board
7. City Council Adopts Master Plan
8. Design / Permit
9. Construction (Phase 1)



Community Input ... to-date

- Community Workshop #1 (100)
- Community Workshop #2 (170)
- Neighborhood Meeting (40)
- Community Workshop #3 (70)
- Petition (242)
- Emails & phone (250)
- Survey #1 (195)
- Survey #2 (88)
- Survey #3 (80)

1200



Initial Preferences

Through 1st Workshop, on-line survey and emails:

- Walking on Trails
- Athletic Fields
- Off-Leash Dog Area
- Swim, Aquatic Facility
- Playground and Picnicking
- Observe Nature & Wildlife
- Leave it alone / Save the meadow

Design Alternatives (Workshop #2)

The Range of Requested Alternatives A thru E



Community Preferences

Most Preferred

- C and E and

Least Preferred

- C, E and A

Fewest Objections

- B, D and A



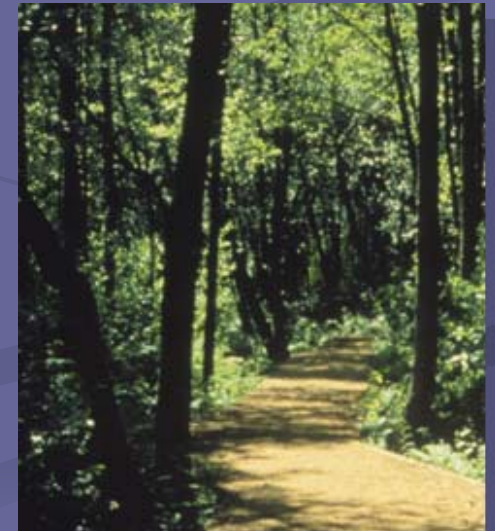
Design Alternatives (Workshop #3)

The Range of Requested Alternatives A thru C



Areas of Community Agreement . . .

- Picnic facilities
- Children's play area(s)
- Maintain/enhance trails & connections
- Limit vehicle access to 160th
- Utilize existing parking if possible
- Maintain residential buffers
- Provide restroom(s)/site furnishings
- Environmentally responsible
(protect and enhance: woods,
water quantity/quality, landfill BMP)



Unresolved Issues

- Neighborhood Park vs Community Park
- Sport fields – Complex / quantity / lights
- Off-Leash Dog Facility
- Extent of Preservation
 - Woods and wildlife
 - Meadow
- Indoor Recreation Building

Community Park vs Neighborhood Park



Bellevue Sport Fields



Sport Fields

- Shortage of Fields
- Traffic, Noise & Lights
- Site Capacity

LL Complex

- Poor Quality Fields
- No Complex
(Redmond, Kirkland, Issaquah)
- Economic Benefit



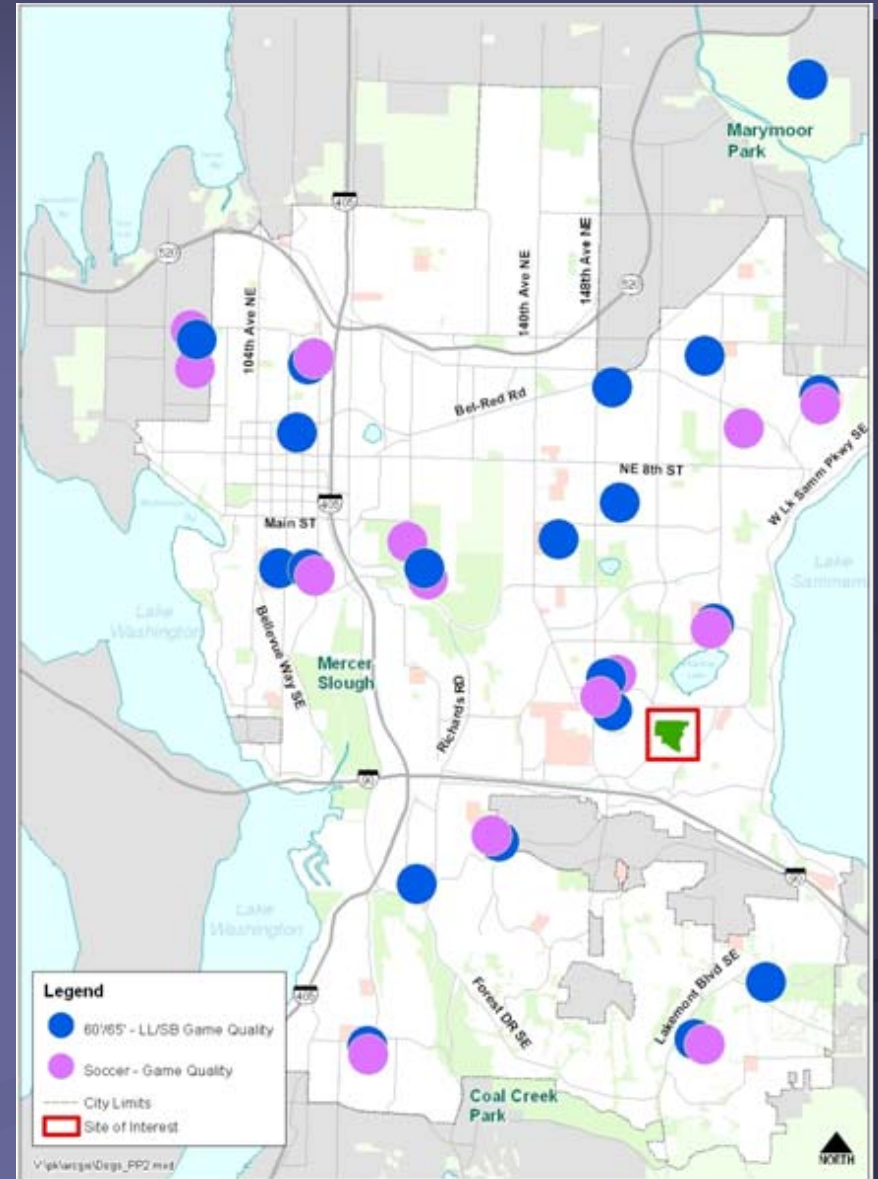
Bellevue Sport Fields

Development Policy

- Geographically Dispersed
- Maximize Resources
 - School Partnership
 - Multi-Use
 - Synthetic Surface
 - Lights

City-wide Service

- Soccer (*Type Fields*)
- BB/Softball



Bellevue Sport Fields

Recent Sportfield Capacity Investments

- 2003 - Multi-Use, Highland Middle School
- 2005 – Multi-Use, Lewis Creek Community Park
- 2007 – Soccer Type, Robinswood Community Park
- 2007 – Softball, Bellevue High School

Future (Levy Funds)

- 2010 (est.) – Soccer, Newport Hills Park
- 2010 (est.) – Soccer, Wilburton Community Park
- 2012 (est.) – Multi-Use, Surrey Downs Community Park

Off-Leash Dog Area (OLA)

Issues

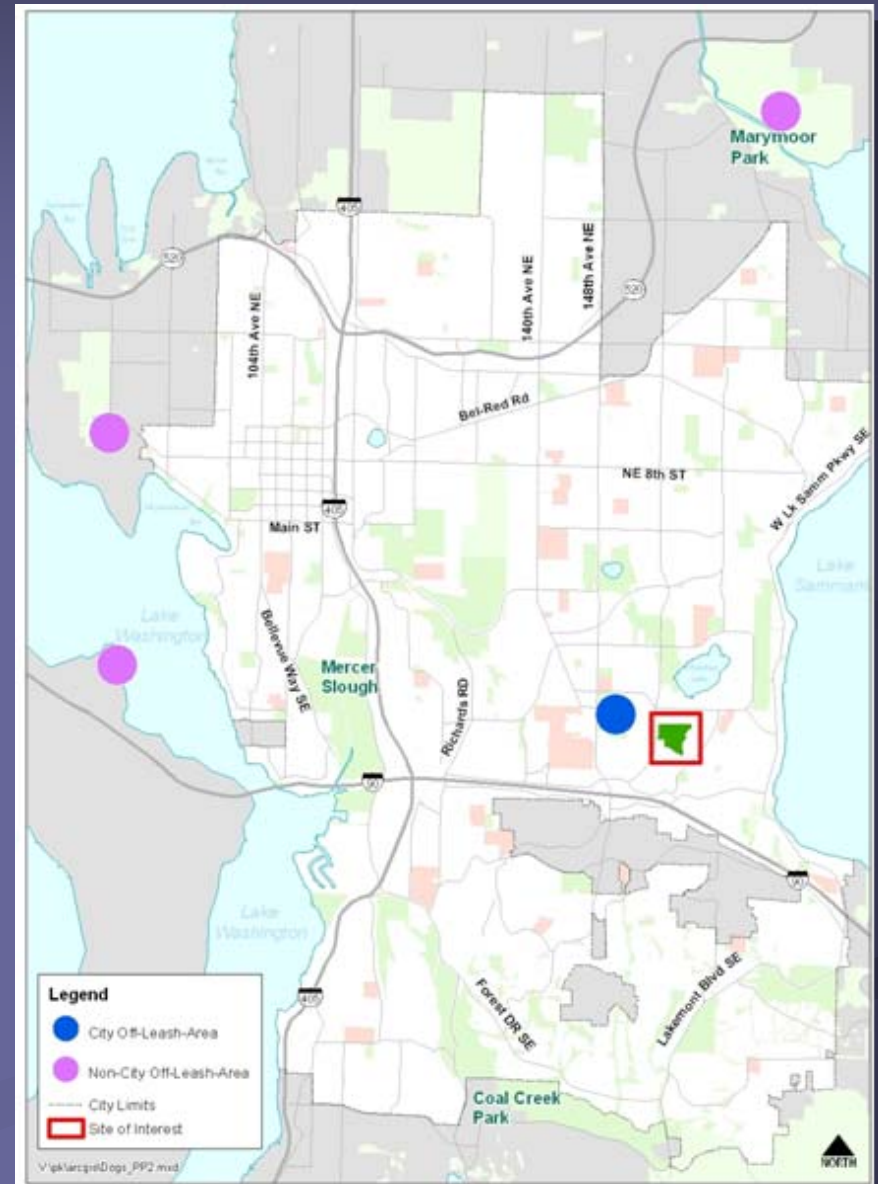
- Historical neighborhood use
- Dog owners not well served
- Robinswood not adequate

Current Conditions

- Dogs welcome On-leash
- #1 Complaint to Parks
- Moderate Service Level

● Bellevue

● Nearby



Off-Leash Dog Area (OLA)

Study In-Process

- Demand and Need
- Location and Design Criteria
 - Geographically Dispersed
- Recommendations
 - Improvements at Robinswood
 - 2-4 Additional City-Wide small facilities



Robinswood



Off-Leash Dog Area (OLA)

Robinswood Community Park

- Too Small
- Boring / No where to walk

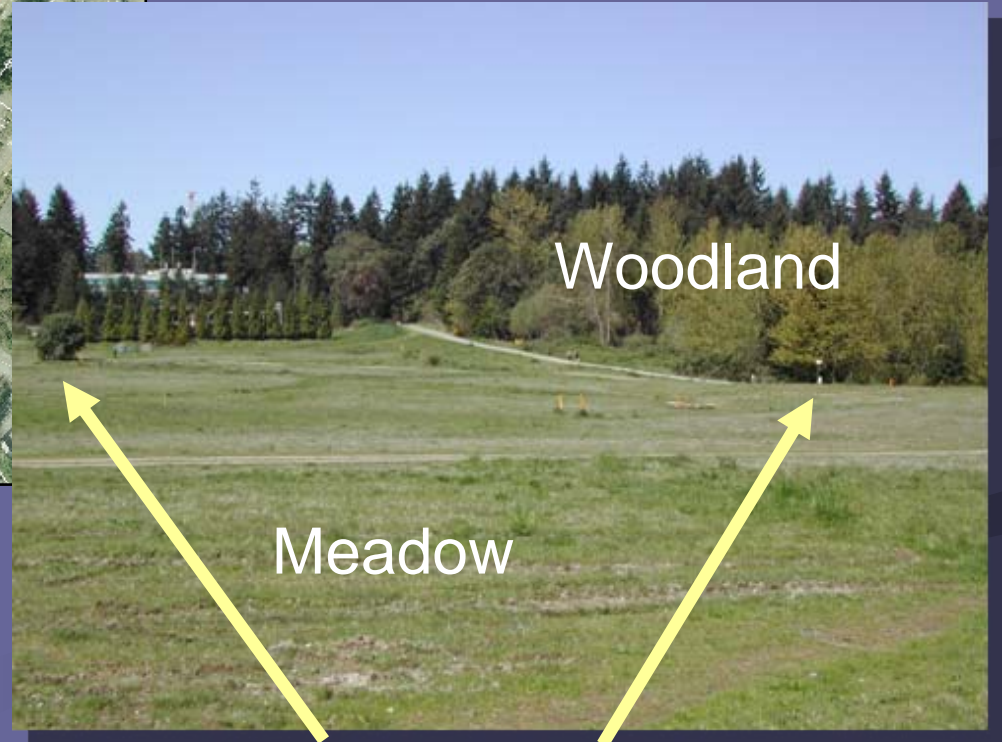


OLA's

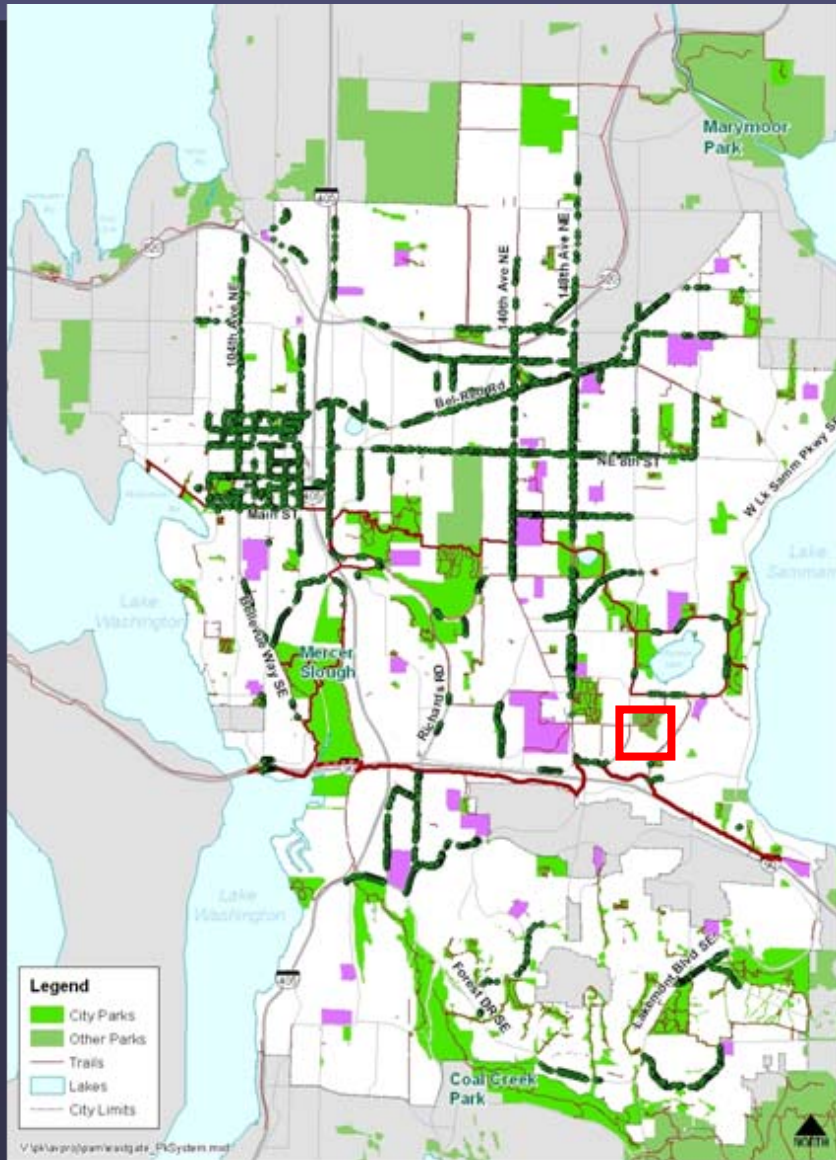
Potential OLA

Pedestrian Path To
Eastgate Properties

Extent of Preservation

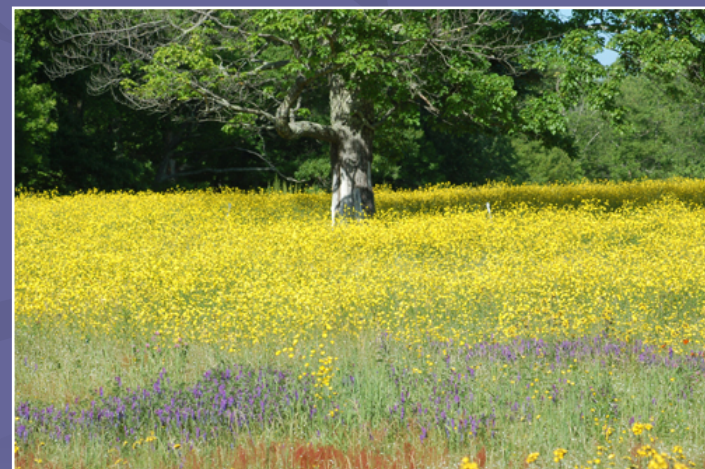
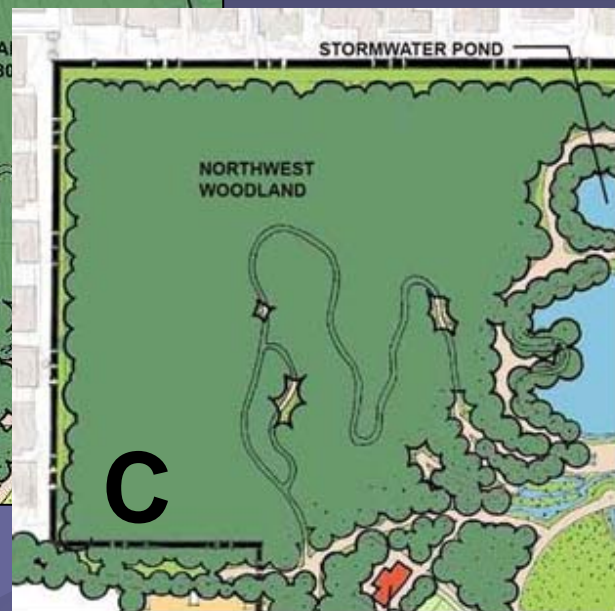
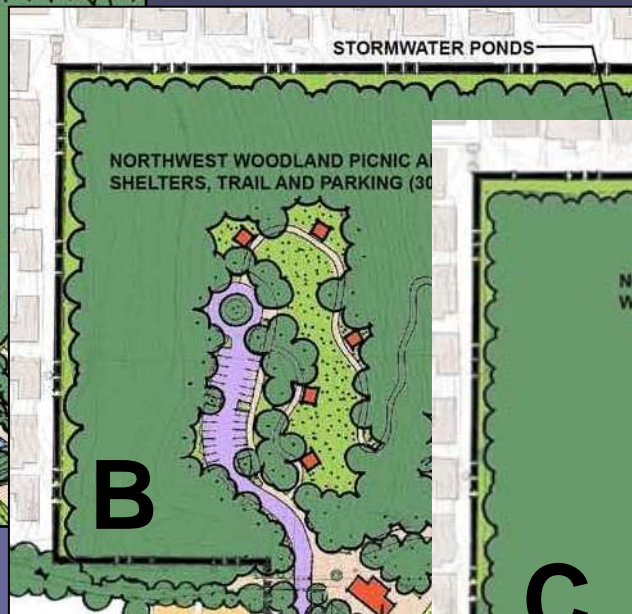
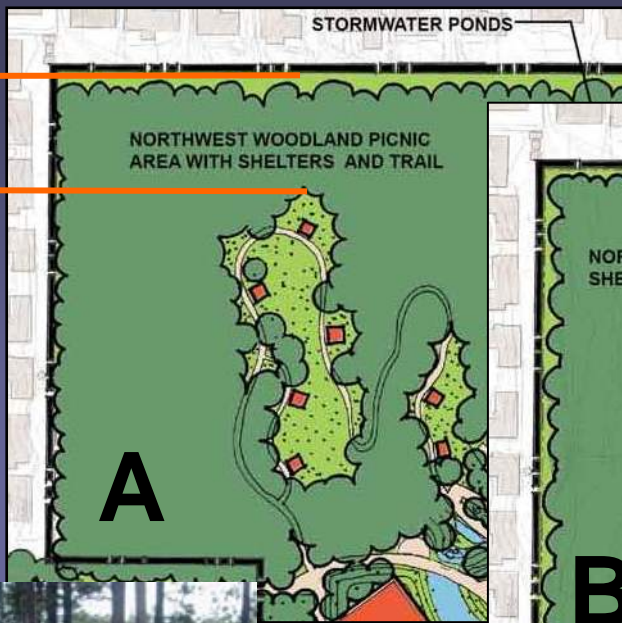


Environmental Stewardship

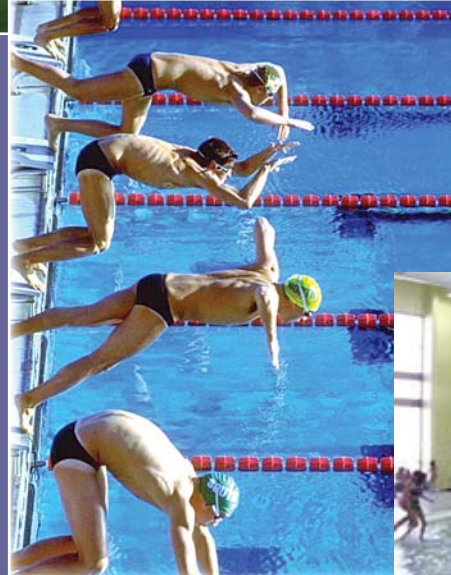


- 37% of Bellevue is under tree canopy (9% lost in last 10 years).
- $\frac{1}{4}$ of this is in Bellevue's Park & Open Space System.
- 80% (2000/2500 ac) of Bellevue's Park & Open Space is natural.

100' +



Indoor Recreation Building Opportunities

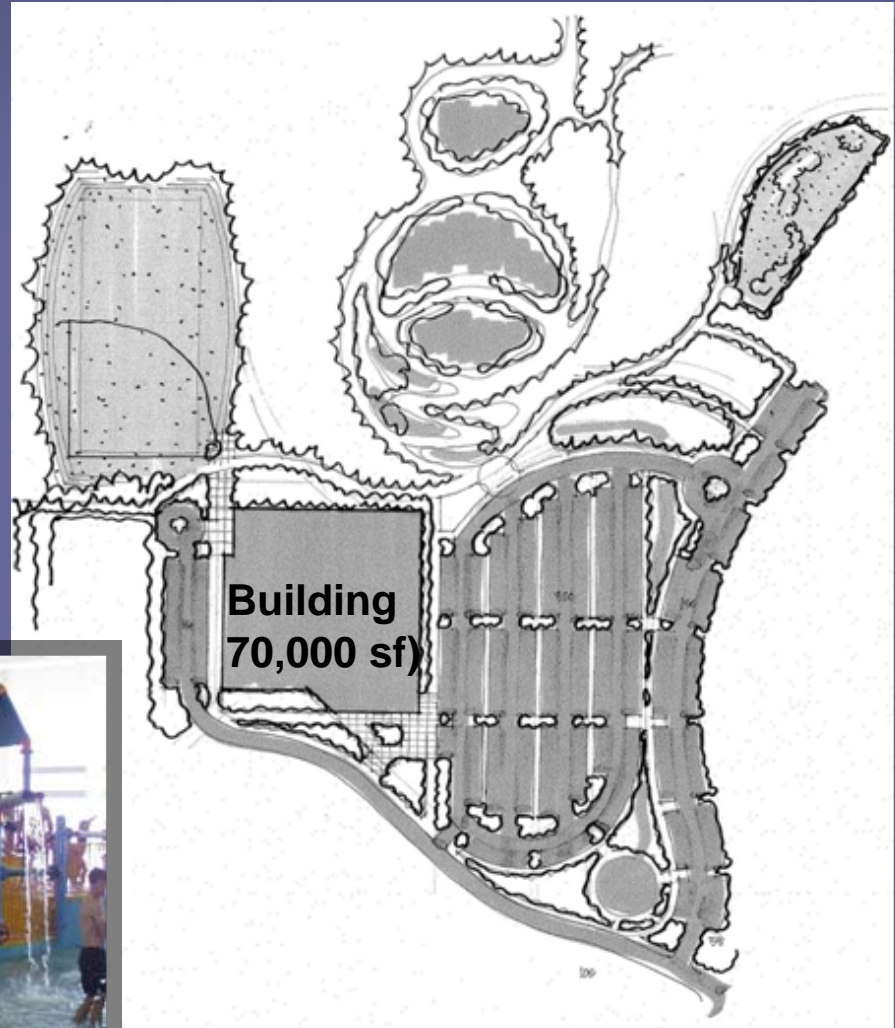
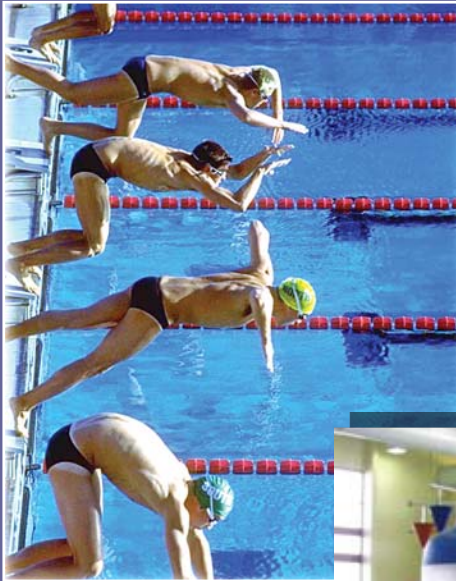


- Aquatic Facility
- Indoor Sports
- Public/Private Partnerships

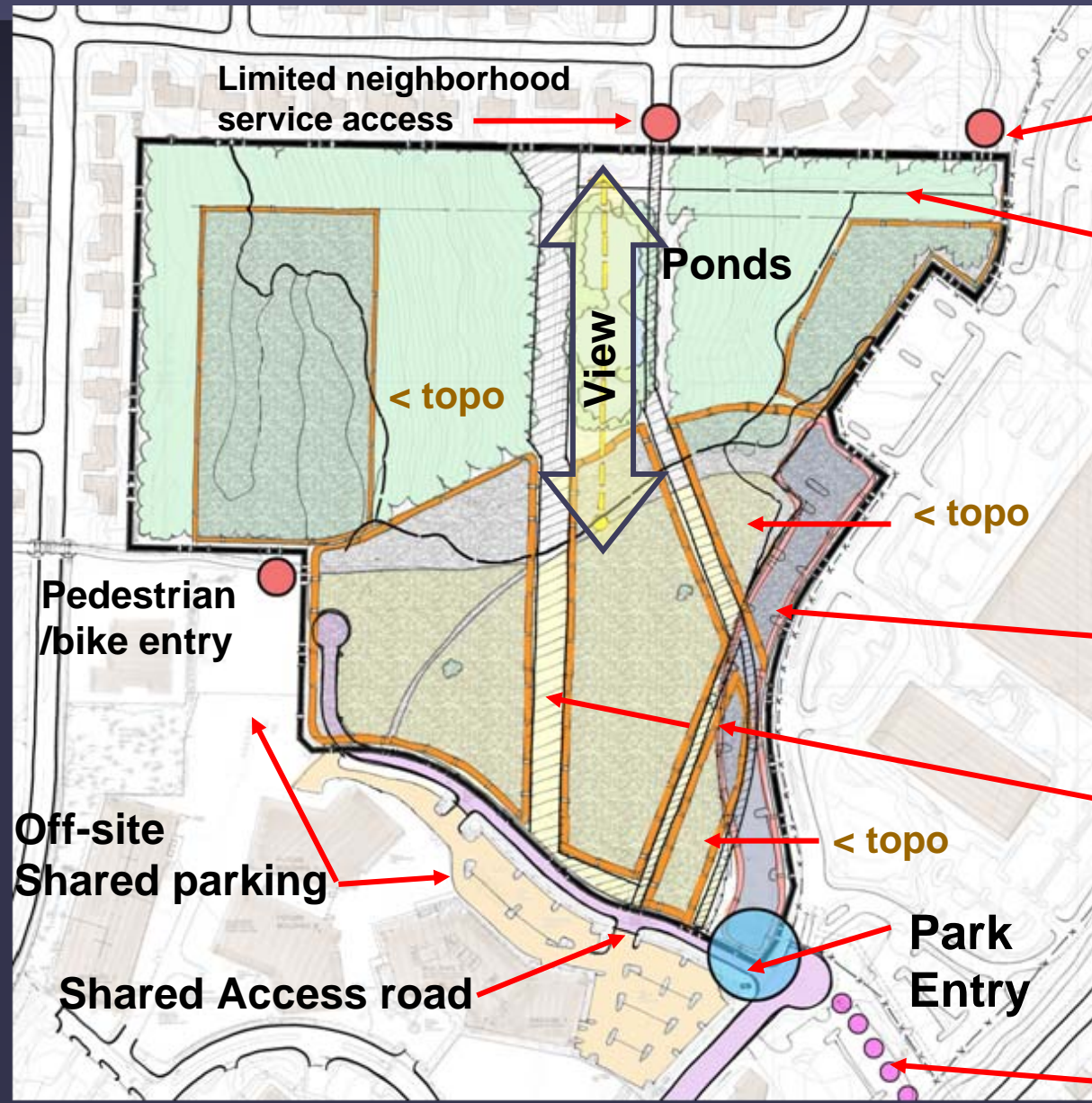
Indoor Recreation Building Opportunities

Aquatic Feasibility Study

- Mid-Range (*Option C*)
 - 70,000sf
 - 400 Parking



Framework Plan



Pedestrian/bike entry

Existing trail/buffer easement

Feasible reuse of existing parking

Utility Easements

Spiritridge Connector

Park Entry

Ponds

View

< topo

< topo

< topo

Limited neighborhood service access

Pedestrian/bike entry

Off-site Shared parking

Shared Access road



Alternate A





A New Community Park

Eastgate Area Properties Master Plan

Comments and Question?